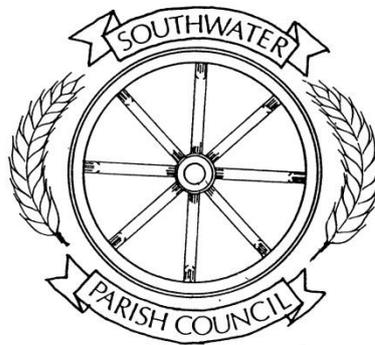


Southwater Parish Council



Draft Planning Committee Meeting Minutes

Wednesday 7th November, 2018, 7.30pm
Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Neil Whitear (Vice Chairman)
Cllr Geoff Cole
Cllr Joy Hutchings
Cllr N.Knott
Cllr M.Lewis
Cllr Derek Moore
Cllr Michael Neale
Cllr Geoff Scoon
Cllr Barbara Varley
Cllr Heather Williams



SOUTHWATER PARISH COUNCIL

Beeson House,
26 Lintot Square,
Fairbank Road,
Southwater,
West Sussex
RH13 9LA



Clerk: **Mrs.C.M.Tobin**
Cert.Ed.L.Pol.FILCM.,

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MINUTES

The Minutes of the PLANNING COMMITTEE meeting held on Wednesday, 7th November, 2018 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Chairman:	Cllr G.Watkins	
	Cllr G.Cole	Cllr J Hutchings
	Cllr D.Moore	Cllr M.Neale
	Cllr B Varley	Cllr N.Whitear
Clerk to the Meeting:	Mrs C.M.Tobin	
County Councillor:	Not Present	
District Councillors:	Not Present	
Press:	Not Present	
Members of the Public:	4	

P90/11/18 PUBLIC PARTICIPATION

The Chairman asked those present to turn mobile phones to silent for the duration of the meeting, unless the phone call was deemed urgent in which case phone calls could be received with permission from the Chairman. In the event of a fire alarm sounding, everyone would be directed to evacuate the building via the exits indicated.

The Chairman advised that the meeting was being recorded in accordance with Standing Orders for minute purposes. The Chairman asked members of the public if they intended to record the meeting. Members of the public did not wish to record the meeting.

None of the public wished to speak at this point in the meeting.

P91/11/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Lewis, Scoon and Williams.

Councillors NOTED and APPROVED the absences.

P92/11/18 DECLARATIONS OF INTEREST

The Clerk referred Members of Council to information issued in relation to the Member's Code of Conduct and Standing Orders and asked whether any Member had anything of note to declare at this point in the meeting.

P93/11/18 MINUTES

It was proposed by Cllr M.Neale and seconded by Cllr D.Moore and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 3rd October, 2018 be accepted as a true and correct record of the meeting.

P94/11/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded all present that the Parish Council had approved the Southwater Neighbourhood Development Plan for Regulation 14 public consultation which would run until 16th November although the intention was to extend this to encompass the Southwater Christmas Event on the 24th November.

Members NOTED this information.

P95/11/18 CORRESPONDENCE

Delivery of Broadband within the Parished Area

The Clerk having received a further complaint from a local resident would advise members that she had forwarded to the resident details of the department within WSCC who were pursuing this particular issue.

Councillors NOTED the information provided.

New Premises Licence Request

Council had received notification that Niza Southwater Limited had applied to Horsham District Council for the grant of a Premises Licence trading as Southwater Service Station, Worthing Road, Southwater. The proposal is that:-

Sale by retail of alcohol Monday to Sunday 06.00 hrs – 23.00 hrs
Premises open to the public Monday to Sunday 06.00 hrs – 23.00 hrs

Comments are requested by 19th November 2018.

The Chairman indicated to those present, that he had reservations about the opening and closing hours being proposed this being away from the main centre of the village and could quite easily become an issue with traffic in the evenings etc. Cllr Cole stated that the times were equivalent to those enjoyed by Budgens and The Lintot but agreed he too had concerns about the times and the containment of any problems should they occur with alcohol on sale until 11pm.

Questions were also raised, about whether planning permission in terms of the building works and change of use had been complied with. The Clerk stated that she had already reported the building works to Horsham District Council's Planning Enforcement to investigate, but would now raise the question as to whether a change of use application for the garage area has been submitted.

The Clerk to check with Enforcement in terms of the building works and any forthcoming change of use planning application.

Cllr Moore said that it was difficult to differentiate between the existing operators and the proposal before the committee. Cllr Whitear felt that this would encourage young people to the area and with bus shelters close-by such an application could cause difficulties.

A general discussion ensued with the majority view being that they would prefer to have a 9pm limit on the sale of alcohol due to the location and potential problems which could ensue and where there were none at present.

It was AGREED by all that Councillors should provide the Clerk with their views should they differ from this and she would then send in a response from the Parish Council based on comments received.

It was AGREED that this matter should be put on future agendas as a standing item until the matter had been discussed by the District Council.

Parish Council Boundary

The request of Southwater Parish Council was being progressed by the District Council; if successful this would see the new housing from the Miller Development brought into the Southwater Parish Boundary area.

The Clerk believes that Shipley Parish had objected to the proposal and had questioned the demarcation in terms of the southern boundary for the site.

P96/11/18 BERKELEY HOMES

The Chairman indicated that both himself, Cllr Neale, Vice Chairman of Council, the Clerk and Operations Manager had met with a team from Berkeley Homes to discuss a number of topics including the transfer of LEAP's to the Parish Council as and when available.

The Chairman indicated that as part of a planning obligation Horsham District Council had indicated that one of these should be a wild flower meadow; this would necessitate pumps being installed and in the future the costs would pass to the Parish Council for ongoing maintenance. The view of those present was that whilst the Council would be willing to take the play equipment (to be identified at a later date) times had changed and that such expense would not be appropriate in this location.

The Chairman hoped that the Committee would agree and ask the Clerk to write to the Planning Authority asking that this condition be waived in terms of the required wildflower meadow and pumps being installed to deal with the attenuation issues. The Chairman referred to areas such as Larkspur Way etc., which had attenuation basins but even with the 1/100 flood experienced some years previously these had not been overcome with flood water.

It was RESOLVED by all present that the Clerk should write to the Planning Authority asking for the planning condition to be waived in terms of the wild flower meadow and provision of the LEAP due to the ongoing burden of expense which would be levied at the parish council once adopted.

The Chairman said he was delighted to report that Berkeley's had agreed to level the Church Lane play area and this would then be closed. Members were reminded that should this remain substantial works and costs would be incurred with the play area to be demolished in 2019/20; this was at the request of the Parish Council. Berkeley's would begin work on this within the next two weeks; retaining and storing the older rocking horse. The rocking horse would in time be refurbished and reinstated in another play area within the village. Cllr Moore said that a statement about the intentions should be put on Facebook and the Website; the Clerk was asked to ensure that this happened.

Councillors NOTED and APPROVED the action to be taken. A statement to be issued in terms of what is being planned for the existing Church Lane play area and rocking horse.

It is also hoped that the new Multi User Games Area, Skatepark and large Playarea will be ready by April 2019 at which time the intention will be to transfer these to the Parish Council. The new community building will also be ready for April 2019.

P97/11/18 MILLER HOMES

No meeting had taken place with the developer nor was one planned at this point in time. However, with the assistance of the Planning Authority, Miller Homes had agreed and have placed an order with a contractor for the replacement Village Sign lost during the development of the Worthing Road roundabout area. The actual repositioning of the sign was currently being discussed with the Highways Authority.

Councillors NOTED the information provided.

P98/11/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

Traffic Regulation Order – Worthing Road, Southwater

The Clerk reported that WSCC Highways had refused a Traffic Regulation Order (TRO) in relation to the speed in Worthing Road.

Cllr Watkins indicated that he had spoken to the County Councillor, Cllr Nigel Jupp on this refusal due to the fact that it appeared that the Highways Authority had used data which was in excess of five years. Cllr Watkins stated that they simply took the data and took the top 10% and bottom 10% off and made an average of 43mph. Cllr Derek Moore indicated that Cllr Vickers had stated that there was a new traffic survey being conducted. Cllr Watkins stated that the new survey was being conducted by Berkeley's and that this was being provided to the Parish Council.

P99/11/18 NEW PLANNING APPLICATIONS

Application Number	Applicant	Reason for Application	Recommendation
EN/18/0514 Michael Neale	The Old Goods Yard Christ's Hospital Horsham West Sussex	Alleged: Breach of Condition 7 of DC/13/1412 (provision of wheel washing facilities)	This was noted by Councillors
DC/18/1622 Geoff Cole	Beckley Stud Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Amendment to; Removal of existing mobile home. Positioning of new mobile home and relocation of stables https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PCU9RBLJFM000	Object – If the HDC are mindful to approve – special conditions:- Use only in the breeding season 1) If there is no need for the accommodation due to there not being animals on site then the use ceases 2) No permitted development rights
DC/18/1964 Michael Neale	Mr Keith Willder Theatre Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0YP	Erection of a rear foyer extension and alterations to upgrade the existing theatre (Full Application) Theatre Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0YP https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PF1L9CLJG6A00	No objection
DC/18/1965 Michael Neale	Mr Keith Willder Theatre Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0YP	Erection of a rear foyer extension and alterations to upgrade the existing theatre (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PF1L9CLJG6B00	No objection
DC/18/1972 Denis Bull	Mr Michael Hodges 25 Turners Close Southwater Horsham West Sussex RH13 9LJ	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PF3LHYIJG6U00	No objection
DC/18/1826 Geoff Cole	Mr L Middleton Beckley Stud Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Amendment to; Erection of a 60m x 30m sand school. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PE7Q9KIJFYT00	No objection to sand school, but continued objection to the provision of DC/18/1622
DC/18/2019 Geoff Scoon	Elizabeth Masson 49 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Erection of a two storey side extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PFEJY5IJG9F00	Delegated – Objection as contrary to HDC policies 25, 32, 33 and 41 and Village Design Statement CG1, DG 5.1 and 5.4. Application detracts from open frontage street scene
DC/18/2028 Graham Watkins	Mr Tony Fan 2 Foxfield Cottages Southwater Horsham West Sussex RH13 9EP	Erection of a two storey dwelling. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PFIESEIJGAB00	Objection on the basis that the proposed plan would bring the line forward of the established building line and would be detrimental to the character of

			the area and contrary to the Village Design Statement
DC/18/2045 Joy Hutchings	Mrs Reid 9 Beechwood Southwater Horsham West Sussex RH13 9JU	Erection of a single storey front extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PFM1DWIJGBA00	It is believed that this application has been WITHDRAWN. Could this be checked and responded to?
DC/18/2117 Denis Bull	Mr Nick Shears 29 Larkspur Way Southwater Horsham West Sussex RH13 9GR	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PG4BUNIJ0D600	No objection
DC/18/2128 Derek Moore	Mr Brian Gorman 45 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Part demolition of existing dilapidated wall, proposed replacement and partial realignment on property boundary. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PG9SXCLJGGS00	Strong objection due to the impact of the street scene this not being in keeping with the area. HDC Planning officers should check original landscape plan
DC/18/2138 Neil Whitear	14 Pevensey Road Southwater Horsham West Sussex RH13 9XZ	Erection of a two storey and single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGBVYJIJGH100	Objection over intensification of site flat roof contrary to Parish Design Statement
DC/18/2160 Geoff Cole	Mrs S Baker 1 Bottings Hill Cripplegate Lane Southwater Horsham West Sussex RH13 9HL	Erection of a single storey side extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGFEF8LJ02X00	No objection
DC/18/2212 In Office	Easteds Barn Easteds Lane Southwater Horsham West Sussex RH13 9DP	Erection of an entrance porch and changes to existing fenestration. Internal sub-division by the installation of a first floor and staircase; internal partitioning; relocation of kitchen and WC facilities. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGP30TLJGL600	This is a Parish Council application therefore it will refrain from comment The Plan was shown to the residents present for transparency reasons.
DC/18/2235 Denis Bull	Mr Dan Lillywhite Swallowfield Copse Southwater Street Southwater West Sussex	Surgery to 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGSF8WLJ0D600	Delegated - No objection
DC/18/2237 Denis Bull	Mr Dan Lillywhite Swallowfield Copse Southwater Street Southwater West Sussex	Surgery to 1 x Field Maple https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGSHHWLJ0D600	Delegated - No objection
DC/18/2238 Denis Bull	Mr Dan Lillywhite Pond Farm Ghyll North of Cedar Drive Southwater West Sussex	Fell 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGSJPDLJ0D600	Delegated - No objection

P100/11/18 NEIGHBOURHOOD PLAN

The Chairman referred to his announcement earlier in the meeting.

The Chairman indicated that a number of planning consultants had questioned a section of the approved consultation plan and a previous neighbourhood plan consultation of 2017. As a result legal counsel's advice may be necessary to safeguard the plan.

Councillors NOTED the information in relation to legal Counsel this expenditure if required will be discussed at Finance & General Purposes and also the closing date for the consultation being Saturday 17th November 2018.

P101/11/18 PLANNING APPEALS

DC/17/2195 – The Copse, Worthing Road, Southwater

In a letter of the 17th August, the District Council's Planning Authority had intimated to the Inspector involved in the appeal for this site that the Parish Council would not like to make representation. This is incorrect with the Parish Council officers knowing nothing of this until the letter was referred to them; an apology for this in writing had been requested, to date only a verbal acknowledgement of the mistake has been received. The Senior Officer was informed that the Parish Council would wish to speak either at the Examination/Appeal and also submit documentation if required on its views.

Councillors NOTED this information.

P102/11/18 DISTRICT COUNCIL DECISIONS

The Clerk referred members to the listing which they should have received via the office in relation to decisions made highlighting those which were contrary to the Parish recommendations.

Councillors NOTED the listing provided.

P103/11/18 PLANNING COMPLIANCE ACTION

Breach of Condition 7 of DC/13/1412 The Old Goods Yard, Station Road, Christ's Hospital

The Clerk informed members that this was reported by her office and that the Compliance Officer had acknowledged the complaint about the lack of wheel washing facilities on site this being the condition referred to.

Deerswood and Stags Leap

A local resident and the Clerk's office had taken up with the Planning Authority's compliance department various issues in relation to the development of these two Properties and await further communication. In relation to the issue regarding the footway stated that whilst the Compliance Team was aware of the issue the main problem was the landowner AXA have refused to extend the path any further onto their land, and as such the path is one that goes nowhere, having been provided as requested as part of the application for the two new dwellings. Compliance are working with the landowners to try and resolve the matter.

Cllr Watkins advised those present that the District Council had asked him to take this matter up on their behalf as he had contacts with AXA with the hope that they could be persuaded to allow access through their land. Cllr Watkins suggested that the Clerk be present at any meeting along with Cllr John Chidlow. Cllr Watkins

stated that he would send the email received from the District Council to the Clerk for information and file purposes.

It was AGREED by all that Cllr Watkins should pursue discussions with AXA at a meeting to be arranged at which both District Cllr John Chidlow and The Clerk should be present. Cllr Watkins to provide the Clerk with the email received from District Council officers relating to this planning condition.

P104/11/18 DATE OF NEXT MEETING: Wednesday 5th December, 2018.

The meeting finished at 8.32 pm.

Chairman.....

Date of Signature.....

DRAFT